

Murphy Avenue Streetscape Revitalization Sunnyvale, CA

Preliminary Magnitude of Cost

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INTRODUCTION

At the City of Sunnyvale's request, this preliminary magnitude of cost analysis for the Murphy Avenue Streetscape Revitalization project is separated into three budgetary levels:

- Level 1** - Sidewalk Improvements
- Level 2** - Murphy Avenue Streetscape Improvements
- Level 3** - Murphy Avenue Landmark District Revitalization

Each level is then broken down into major components, which are then described and costed in detail.

LEVEL I - Sidewalk Improvements

INCLUSIONS / SUMMARY

The **Level I** alternative of the Murphy Avenue Streetscape Revitalization consists of restoring the sidewalks along the 100 Block of Murphy Avenue.

I Murphy Avenue Sidewalk Improvements

\$955,141

Streetscape improvements to Murphy Avenue consist of reclaiming sidewalk space through the removal of existing concrete and in-ground planters as well as unconsolidated newspaper racks; repair of dilapidated portions of existing concrete and brick paving, upgrading benches, trash receptacles, ash urns, and historic street lights; installation of concrete paving in former planting beds, a new fountain feature, new urn-style planters, new bicycle racks, new custom tree grates in existing oversized tree wells, and new consolidated newspaper racks. The installation of eight new gateway signs are also figured into this preliminary magnitude of cost. Costing includes demolition work.

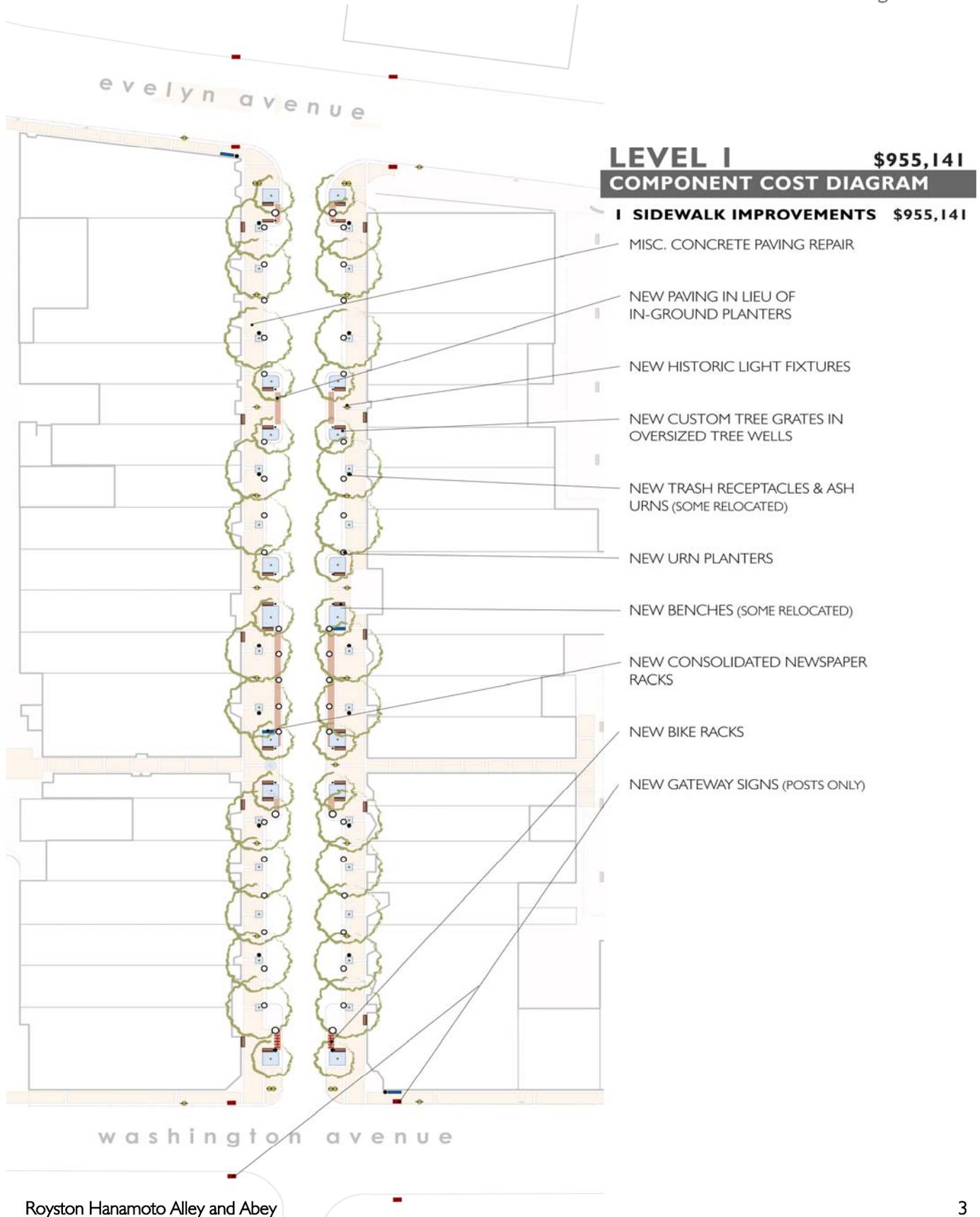
LEVEL I TOTAL

\$955,141

A 40% contingency, which includes 10% for contractor's administration/mobilization, a 15% design contingency, and a 15% construction contingency, as well as an additional 25% in soft costs are also figured into the total construction cost.

LEVEL I

figure 1.0



CONDITIONS OF CONSTRUCTION

This preliminary cost estimate is based on the following assumptions:

1. Business establishments will remain open during construction. All entries to the businesses shall be accessible during the hours of 7:00 AM until 11:00 PM daily.
2. Demolition work, noisy and dusty work, shall be done between 11:00 PM and 7:00 AM weekdays.
3. Construction work that requires restricting public access to business establishments shall be done between 11:00 PM and 7:00 AM weekdays.

EXCLUSIONS

Loose furniture and equipment except as specifically identified

Security equipment and devices

Hazardous material handling, disposal and abatement

Compression of schedule, premium or shift work, and restrictions on the contractors working hours

Design, testing, inspection or construction management fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance programs

Land and easement acquisition

Cost escalation (*Note: Costs are based on current October 2005 valuation*)

Alteration of underground utilities

Travel lane and parking stall A/C repair or replacement

Sidewalk concrete paving replacement (although miscellaneous repairs are included)

LEVEL 1
table 1.1

I SIDEWALK IMPROVEMENTS

I DEMOLITION

Remove & store benches	12	EA	\$150.00	\$1,800.00
Dispose newspaper racks	20	EA	\$50.00	\$1,000.00
Remove concrete planters	400	SF	\$5.00	\$2,000.00
Remove & store trash receptacles & ash urns	15	EA	\$50.00	\$750.00
Remove existing concrete fountain	1	LS	\$1,500.00	\$1,500.00
Retain and protect street lights	1	LS	\$500.00	\$500.00
Clear and grub topsoil and plant material	1	LS	\$500.00	\$500.00
SubTotal - DEMOLITION				\$8,050

2 PAVING

Misc. repair of sidewalk paving allowance	2750	SF	\$9.00	\$24,750.00
Install concrete paving in existing planters to match existing paving	500	SF	\$15.00	\$7,500.00
SubTotal - PAVING				\$32,250

3 ELECTRICAL

Purchase & install historic light fixtures	10	EA	\$5,000.00	\$50,000.00
Allowance for miscl. Electrical	1	LS	\$10,000.00	\$10,000.00
SubTotal - ELECTRICAL				\$60,000

4 GATEWAYS (2 total)

Steel columns with stone details	4	EA	\$41,250.00	\$165,000.00
Allowance for miscl. gateway electrical	1	LS	\$5,000.00	\$5,000.00
SubTotal - GATEWAYS				\$170,000

5 LANDSCAPING

Standard size tree grates	24	EA	\$2,000.00	\$48,000.00
Custom sized tree grates with frame	16	EA	\$4,000.00	\$64,000.00
Imported topsoil for urn planters (12" thick)	15	CY	\$35.00	\$525.00
Plants for Urns (1-5 Gal. and 8-12" pots)	46	EA	\$70.00	\$3,220.00
Irrigation system - Trees	40	EA	\$200.00	\$8,000.00
Irrigation system - Planter Urns	46	EA	\$250.00	\$11,500.00
Modification to existing controllers	1	LS	\$5,000.00	\$5,000.00
Mainline Irrigation piping	650	LF	\$10.00	\$6,500.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,200.00	\$4,200.00
SubTotal - LANDSCAPING				\$150,945

LEVEL I

table 1.1 (cont'd)

6 SITE FURNISHINGS

Re-install existing trash receptacles & ash urns	15	EA	\$50.00	\$750.00
New trash recptacles	2	EA	\$1,200.00	\$2,400.00
New ash urns	10	EA	\$400.00	\$4,000.00
Large planter urns	6	EA	\$1,350.00	\$8,100.00
Small planter urns	40	EA	\$750.00	\$30,000.00
Re-install existing benches	10	EA	\$500.00	\$5,000.00
New benches	12	EA	\$2,200.00	\$26,400.00
New consolidated newstands	4	EA	\$5,000.00	\$20,000.00
New bicycle racks	2	EA	\$1,200.00	\$2,400.00
SubTotal - SITE FURNISHINGS				\$99,050

7 NEW FOUNTAIN

Concrete shell, tile work, & decorative central feature	50	SF	\$250.00	\$12,500.00
Mechanical & electrical for fountain, allow	1	LS	\$10,000.00	\$10,000.00
Sewer line connection, allow	1	LS	\$3,000.00	\$3,000.00
SubTotal - NEW FOUNTAIN				\$25,500

Subtotal SIDEWALK RESTORATION construction cost	\$545,795
Contingencies (40%)	\$218,318
Subtotal SIDEWALK RESTORATION project cost	\$764,113
Soft Costs (25%)	\$191,028

TOTAL CONSTRUCTION COST SIDEWALK IMPROVEMENTS \$955,141

LEVEL 2 - Murphy Avenue Streetscape Improvements

INCLUSIONS / SUMMARY

The **Level 2** alternative of the Murphy Avenue Streetscape Revitalization consists of streetscape re-design of the 100 Block of Murphy Avenue, enhancements to the breezeways connecting Murphy Ave. to the parking lots behind the buildings, improvements to the intersections at Evelyn and Washington Avenues.

I Murphy Avenue Streetscape \$1,709,409

Streetscape improvements to Murphy Avenue consist of modification of existing sidewalk layout and replacement of existing sidewalk paving with concrete unit pavers. Additional enhancements include new street furnishings, new fountain feature, new lighting, new planter urns, new custom tree grates, and replacement of the irrigation system. Costing includes demolition work and drainage improvements.

II Breezeways \$615,038

The two breezeways extend between existing buildings at mid-block of Murphy Ave. to connect with the parking lots. Improvements include demolition of existing breezeway roofs and replacement with trellis structures and replacement of existing paving with unit pavers.

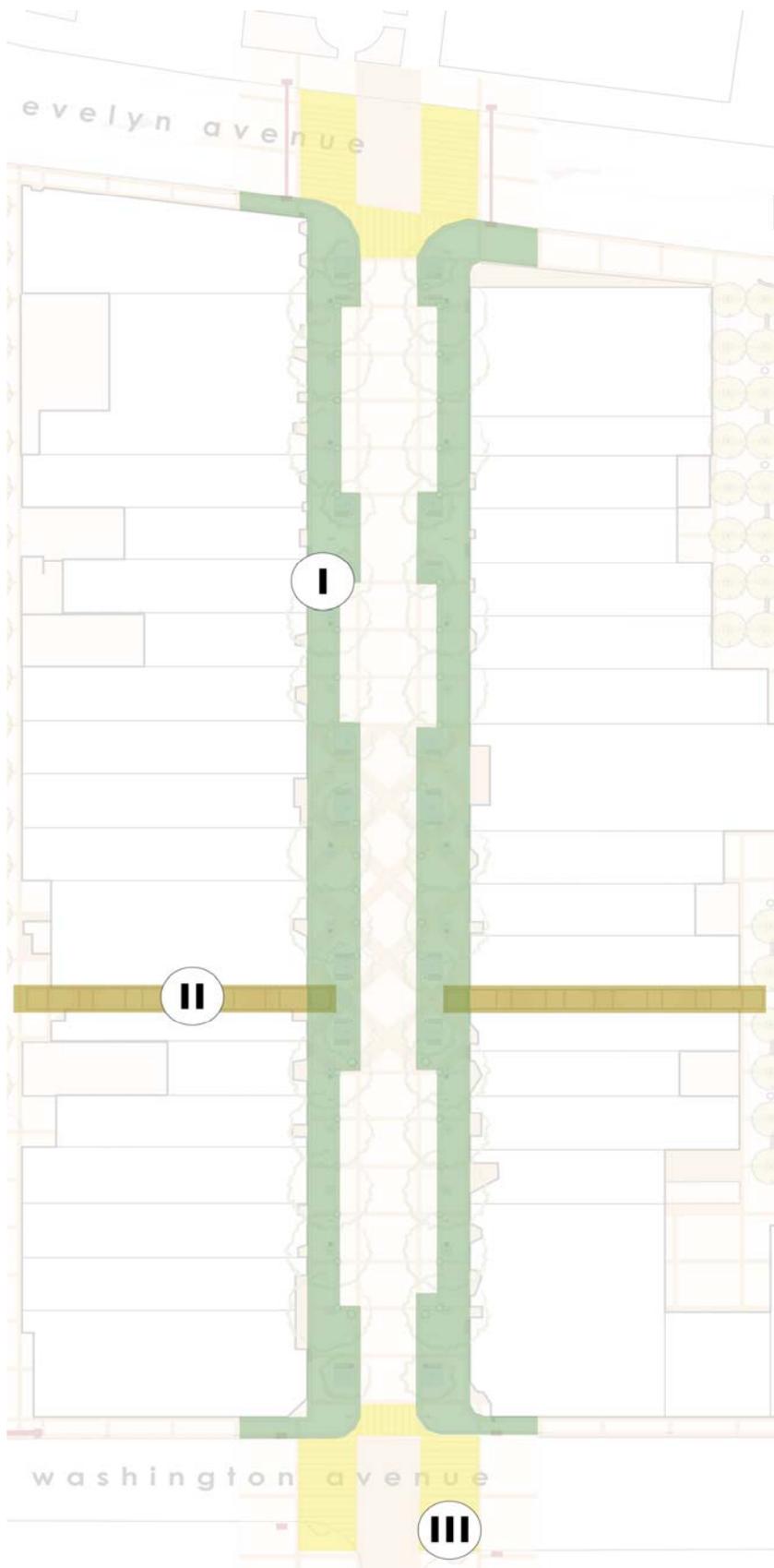
III Intersections \$677,898

Intersections of Murphy Avenue with Evelyn & Washington include eight new gateway signs and replacement of existing crosswalk paving with concrete unit pavers. Costing includes demolition work, drainage improvements, paving, signage, and lighting.

LEVEL 2 TOTAL	\$3,002,344
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A 40% contingency, which includes 10% for contractor's administration/mobilization, a 15% design contingency, and a 15% construction contingency, as well as an additional 25% in soft costs are also figured into the total construction cost for each component.

LEVEL 2
figure 2.0



LEVEL 2 **\$3,002,344**
COMPONENT COST DIAGRAM

I STREETScape	\$1,709,409
demolition, drainage, paving, lights, landscaping, benches, urns, furnishings, newsstands, fountain	
II BREEZEWAYS	\$615,038
A. ROOFING	\$519,750
demolition, electrical, trellis structures	
B. PAVING	\$95,288
demolition, paving	
III INTERSECTIONS	\$677,898
demolition, drainage, crosswalk paving, gateway signs	

LEVEL 2

CONDITIONS OF CONSTRUCTION

This preliminary cost estimate is based on the following assumptions:

1. Business establishments will remain open during construction. All entries to the businesses shall be accessible during the hours of
2. Demolition work, noisy and dusty work, shall be done between 11:00 PM and 7:00 AM weekdays.
3. Construction work that requires restricting public access to business establishments shall be done between 11:00 PM and 7:00 AM weekdays.
4. The sequence of work shall start with sidewalk and curb replacement at one end and on one side of the street, and that quadrant will be completed before proceeding to the next quadrant in order to minimize disruption to the remainder of the street.

EXCLUSIONS

Loose furniture and equipment except as specifically identified

Security equipment and devices

Hazardous material handling, disposal and abatement

Compression of schedule, premium or shift work, and restrictions on the contractors working hours

Design, testing, inspection or construction management fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance programs

Land and easement acquisition

Cost escalation *(Note: Costs are based on current October 2005 valuation)*

Alteration of underground utilities

Travel lane and parking stall A/C repair or replacement

LEVEL 2
table 2.1

I MURPHY AVENUE STREETScape

1 DEMOLITION

Remove concrete sidewalk	13,800	SF	\$3.50	\$48,300.00
Remove Brick paving	5700	SF	\$4.00	\$22,800.00
Remove CB drain grates	6	EA	\$10.00	\$60.00
Remove & store benches	12	EA	\$150.00	\$1,800.00
Dispose newspaper racks	20	EA	\$50.00	\$1,000.00
Remove existing concrete fountain	1	LS	\$1,500.00	\$1,500.00
Remove curb & gutter	2000	LF	\$5.00	\$10,000.00
Remove concrete planters	400	SF	\$5.00	\$2,000.00
Remove & store trash receptacles & ash urns	15	EA	\$50.00	\$750.00
Retain and protect street lights	1	LS	\$500.00	\$500.00
SubTotal - DEMOLITION				\$88,710

2 DRAINAGE

Modify drains and grates along Murphy Avenue	6	EA	\$1,000.00	\$6,000.00
SubTotal - DRAINAGE				\$6,000

3 SIDEWALK PAVING

Interlocking pavers including subgrade & base rock	21,000	SF	\$20.00	\$420,000.00
Detectable Warning interlocking pavers	1000	SF	\$20.00	\$20,000.00
New curb and gutter	1,400	LF	\$35.00	\$49,000.00
Temporary access to buildings and temporary lighting	1	LS	\$60,000.00	\$60,000.00
SubTotal - PAVING				\$549,000

4 ELECTRICAL

Purchase & install historic light fixtures	10	EA	\$5,000.00	\$50,000.00
Allowance for miscl. Electrical	1	LS	\$10,000.00	\$10,000.00
SubTotal - ELECTRICAL				\$60,000

5 LANDSCAPING

Standard size tree grates	24	EA	\$2,000.00	\$48,000.00
Custom sized tree grates with frame	16	EA	\$4,000.00	\$64,000.00
Imported topsoil for urn planters (12" thick)	15	CY	\$35.00	\$525.00
Plants for Urns (1-5 Gal. and 8-12" pots)	46	EA	\$70.00	\$3,220.00
Irrigation system - Trees	40	EA	\$200.00	\$8,000.00
Irrigation system - Planter Urns	46	EA	\$250.00	\$11,500.00
Modification to existing controllers	1	LS	\$5,000.00	\$5,000.00
Mainline Irrigation piping	650	LF	\$10.00	\$6,500.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,200.00	\$4,200.00
SubTotal - LANDSCAPING				\$150,945

LEVEL 2
table 2.1 (cont'd)

6 SITE FURNISHINGS

Re-install existing trash receptacles & ash urns	15	EA	\$50.00	\$750.00
New trash receptacles	2	EA	\$1,200.00	\$2,400.00
New ash urns	10	EA	\$400.00	\$4,000.00
Large planter urns	6	EA	\$1,350.00	\$8,100.00
Small planter urns	40	EA	\$750.00	\$30,000.00
Re-install existing benches	10	EA	\$500.00	\$5,000.00
New benches	12	EA	\$2,200.00	\$26,400.00
New consolidated newstands	4	EA	\$5,000.00	\$20,000.00
SubTotal - SITE FURNISHINGS				\$96,650

7 NEW FOUNTAIN

Concrete shell, tile work, & decorative central feature	50	SF	\$250.00	\$12,500.00
Mechanical & electrical for fountain, allow	1	LS	\$10,000.00	\$10,000.00
Sewer line connection, allow	1	LS	\$3,000.00	\$3,000.00
SubTotal - NEW FOUNTAIN				\$25,500

Subtotal MURPHY AVENUE STREETSCAPE construction cost	\$976,805
Contingencies (40%)	\$390,722
Subtotal MURPHY AVENUE STREETSCAPE project cost	\$1,367,527
Soft Costs (25%)	\$341,882

TOTAL CONSTRUCTION COST MURPHY AVENUE STREETSCAPE \$1,709,409

LEVEL 2
table 2.2

II BREEZEWAYS

A ROOFING

I DEMOLITION

Demolition of breezeway roofs	2200	SF	\$45.00	\$99,000.00	
Remove existing breezeway entrance structures	2	EA	\$3,000.00	\$6,000.00	
			SubTotal - DEMOLITION		\$105,000

2 GENERAL SITE IMPROVEMENTS / CONSTRUCTION

a Electrical - (Includes footings & conduit)					
Allowance for miscl. Electrical	1	LS	\$6,000.00	\$6,000.00	
			SubTotal - Electrical Construction		\$6,000
b Fabrication and Installation of breezeway trellis	400	SF	\$300.00	\$120,000.00	
			SubTotal - Breezeway Trellis		\$120,000
c Frame, flash, patch roof, paint each breezeway	550	LF	\$120.00	\$66,000.00	
			SubTotal - Breezeways		\$66,000
			SubTotal - SITE IMPROVEMENTS/CONSTRUCTION		\$192,000

Subtotal ROOFING construction cost	\$297,000
Contingencies (40%)	\$118,800
Subtotal ROOFING project cost	\$415,800
Soft Costs (25%)	\$103,950

TOTAL CONSTRUCTION COST BREEZEWAY ROOFING \$519,750

B PAVING

I DEMOLITION

Remove concrete sidewalk	1,500	SF	\$3.50	\$5,250.00	
Remove Brick paving	800	SF	\$4.00	\$3,200.00	
			SubTotal - DEMOLITION		\$8,450

2 PAVING

Interlocking pavers including subgrade & base rock	2,300	SF	\$20.00	\$46,000.00	
			SubTotal - PAVING		\$46,000

Subtotal PAVING construction cost	\$54,450
Contingencies (40%)	\$21,780
Subtotal PAVING project cost	\$76,230
Soft Costs (25%)	\$19,058

TOTAL CONSTRUCTION COST BREEZEWAY PAVING \$95,288

LEVEL 2
table 2.3

III INTERSECTIONS

I DEMOLITION				
Remove AC paving	1600	SF	\$3.25	\$52,000.00
Remove Brick paving	1000	SF	\$4.00	\$4,000.00
Remove CB drain grates	2	EA	\$10.00	\$20.00
Remove curb & gutter	250	LF	\$5.00	\$1,250.00
			SubTotal - DEMOLITION	\$57,270
2 DRAINAGE				
Modify drains and grates along Murphy Avenue	2	EA	\$800.00	\$1,600.00
			SubTotal - DRAINAGE	\$1,600
3 PAVING				
Interlocking pavers including subgrade, base rock, & edge concrete bands	6,500	SF	\$22.00	\$143,000.00
New curb and gutter	300	LF	\$35.00	\$10,500.00
			SubTotal - PAVING	\$153,500
4 ELECTRICAL				
Allowance for miscl. street electrical	1	LS	\$5,000.00	\$5,000.00
			SubTotal - ELECTRICAL	\$5,000
5 GATEWAYS (2 total)				
Steel columns with stone details (posts only)	4	EA	\$41,250.00	\$165,000.00
Allowance for miscl. gateway electrical	1	LS	\$5,000.00	\$5,000.00
			SubTotal - GATEWAYS	\$170,000
			Subtotal INTERSECTIONS construction cost	\$387,370
			Contingencies (40%)	\$154,948
			Subtotal INTERSECTIONS project cost	\$542,318
			Soft Costs (25%)	\$135,580
			TOTAL CONSTRUCTION COST INTERSECTIONS	\$677,898

LEVEL 3 - Murphy Avenue Landmark District Revitalization

INCLUSIONS / SUMMARY

The **Level 3** alternative of the Murphy Avenue Streetscape Master Plan consists of streetscape re-design of the 100 Block of Murphy Avenue, enhancements to the breezeways connecting Murphy Ave. to the parking lots behind the buildings, improvements to the intersections at Evelyn and Washington Avenues, and re-design of parking lots, including new pedestrian promenades along the back entrances of businesses as well as edge treatments along the perimeters of the parking lots.

I Murphy Avenue Streetscape

\$2,522,415

Streetscape improvements to Murphy Avenue consist of modification of existing travel lane, parking stall, and sidewalk layout and replacement of existing paving with concrete unit pavers. Additional enhancements include new street furnishings, new fountain feature, new lighting, new custom tree grates, new planter urns, and replacement of the irrigation system. Costing includes demolition work and drainage improvements.

II Breezeways

\$615,038

The two breezeways extend between existing buildings at mid-block of Murphy Ave. to connect with the parking lots. Improvements include demolition of existing breezeway roofs and replacement with trellis structures and replacement of existing paving with unit pavers.

III Intersections

\$1,852,148

Intersections of Murphy Avenue with Evelyn & Washington include four new gateway arches across the roads and replacement of existing paving with concrete unit pavers. Costing includes demolition work, drainage improvements, and lighting.

IV West Parking Lot

\$2,410,870

Improvements to the West parking lot behind Murphy Ave. businesses include re-configuring the parking lot layout to create pedestrian promenades at the back entrances to businesses. Improvements include paving with unit pavers at the promenade, new site furnishings, planters, lighting, landscaping, irrigation, signage, dumpster enclosures, and parking lot gateway signs. Costing includes demolition, drainage improvements, and parking lot striping.

V East Parking Lot

\$2,993,301

Improvements to the East parking lot behind Murphy Ave. businesses include re-configuring the parking lot layout to create pedestrian promenades at the back entrances to businesses. Improvements include paving with unit pavers at the promenade and asphalt in the parking lots, new site furnishings, planters, lighting, landscaping, irrigation, signage, dumpster enclosures, and parking lot gateway signs. Costing includes demolition, drainage improvements, and parking lot striping.

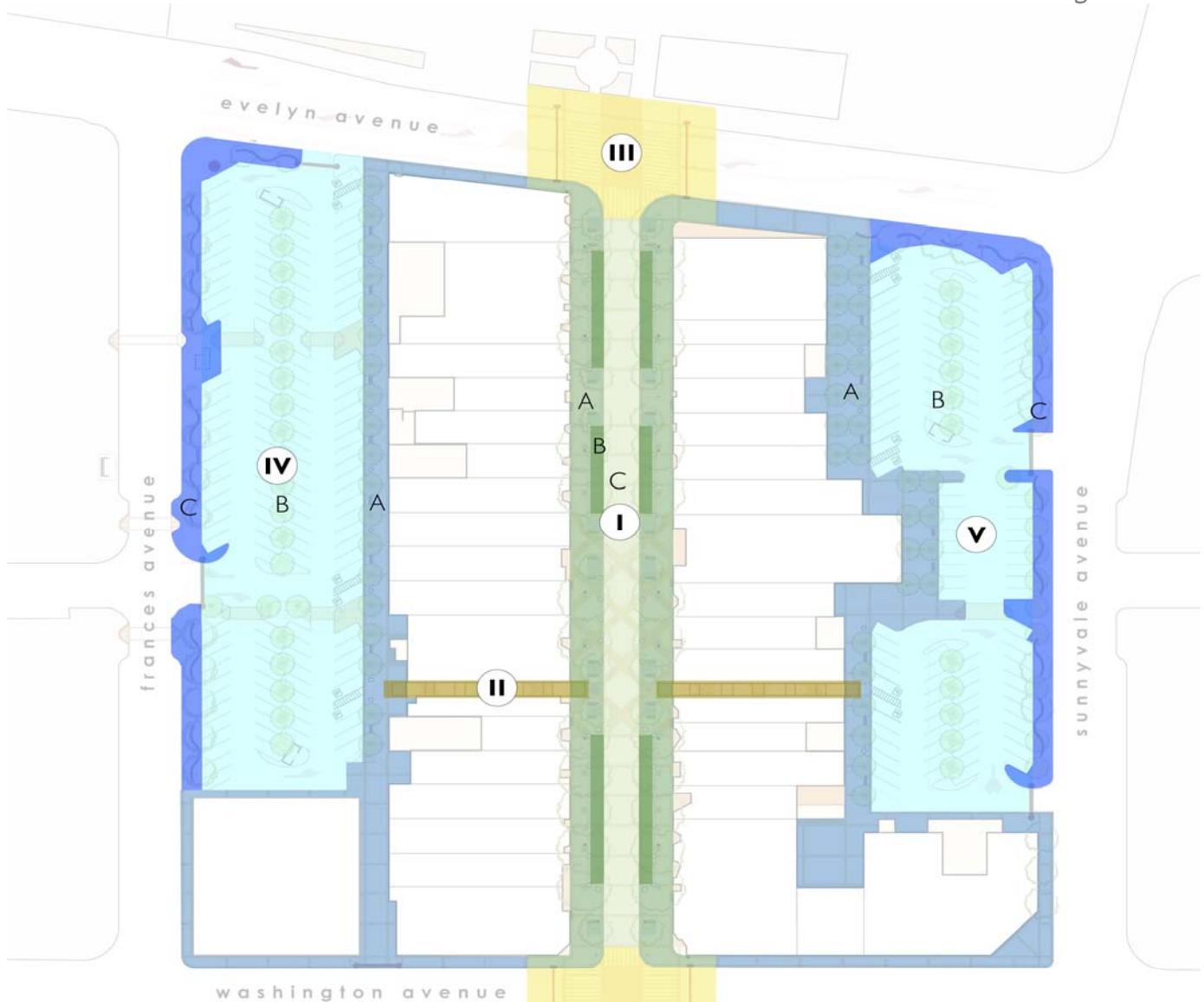
LEVEL 3 TOTAL

\$10,393,771

A 40% contingency, which includes 10% for contractor's administration/mobilization, a 15% design contingency, and a 15% construction contingency, as well as an additional 25% in soft costs are also figured into the total construction cost for each component.

LEVEL 3

figure 3.0



LEVEL 3

COMPONENT COST DIAGRAM

\$10,393,771

I STREETScape	\$2,522,415
A. SIDEWALKS demolition, drainage, paving, lights, landscaping, benches, urns, furnishings, newsstands, fountain	\$1,700,659
B. PARKING STALLS demolition, paving	\$213,238
C. TRAVEL LANE demolition, paving, "central plaza"	\$608,519
II BREEZEWAYS	\$615,038
A. ROOFING demolition, electrical, trellis structures	\$519,750
B. PAVING demolition, paving	\$95,288
III INTERSECTIONS	\$1,852,148
demolition, drainage, paving, gateway arches	

IV WEST PARKING LOT	\$2,410,870
A. PROMENADE demolition, paving, lights, landscaping, site furnishings, alleyway improvements	\$1,099,971
B. PARKING AREA demolition, drainage, paving, lights, landscaping, trash enclosures	\$732,743
C. EDGE TREATMENTS demolition, paving, lights, perimeter walls, parking lot gateway signs	\$578,156
IV EAST PARKING LOT	\$2,993,301
A. PROMENADE demolition, paving, lights, landscaping, site furnishings, alleyway improvements	\$1,396,714
B. PARKING AREA demolition, drainage, paving, lights, landscaping, trash enclosures	\$893,108
C. EDGE TREATMENTS demolition, paving, lights, perimeter walls, pkg. lot gateway signs	\$703,478

CONDITIONS OF CONSTRUCTION

This preliminary cost estimate is based on the following assumptions:

1. Business establishments will remain open during construction. All entries to the businesses shall be accessible during the hours of 7:00 AM until 11:00 PM daily.
2. Demolition work, noisy and dusty work, shall be done between 11:00 PM and 7:00 AM weekdays.
3. Construction work that requires restricting public access to business establishments shall be done between 11:00 PM and 7:00 AM weekdays.

EXCLUSIONS

Loose furniture and equipment except as specifically identified

Security equipment and devices

Hazardous material handling, disposal and abatement

Compression of schedule, premium or shift work, and restrictions on the contractors working hours

Design, testing, inspection or construction management fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance programs

Land and easement acquisition

Cost escalation (*Note: Costs are based on current October 2005 valuation*)

Alteration of underground utilities

LEVEL 3
table 3.1

I MURPHY AVENUE STREETScape

A SIDEWALKS

1 DEMOLITION

Remove concrete sidewalk	13,800	SF	\$3.50	\$48,300.00
Remove Brick paving	5700	SF	\$4.00	\$22,800.00
Remove CB drain grates	6	EA	\$10.00	\$60.00
Remove & store benches	12	EA	\$150.00	\$1,800.00
Dispose newspaper racks	20	EA	\$50.00	\$1,000.00
Remove existing concrete fountain	1	LS	\$1,500.00	\$1,500.00
Remove curb & gutter	2000	LF	\$5.00	\$10,000.00
Remove concrete planters	400	SF	\$5.00	\$2,000.00
Remove & store trash receptacles & ash urns	15	EA	\$50.00	\$750.00
Retain and protect street lights	1	LS	\$500.00	\$500.00
SubTotal - DEMOLITION				\$88,710

2 DRAINAGE

Modify drains and grates along Murphy Avenue	6	EA	\$1,000.00	\$6,000.00
SubTotal - DRAINAGE				\$6,000

3 PAVING

Interlocking pavers including subgrade and base rock	21,000	SF	\$20.00	\$420,000.00
Detectable Warning interlocking pavers	1000	SF	\$20.00	\$20,000.00
New curb and gutter	1,400	LF	\$35.00	\$49,000.00
Temporary access to buildings and temporary lighting	1	LS	\$60,000.00	\$60,000.00
SubTotal - PAVING				\$549,000

4 ELECTRICAL

Purchase & install historic light fixtures	10	EA	\$5,000.00	\$50,000.00
Allowance for miscl. Electrical	1	LS	\$10,000.00	\$10,000.00
SubTotal - ELECTRICAL				\$60,000

5 LANDSCAPING

Standard size tree grates	24	EA	\$2,000.00	\$48,000.00
Custom sized tree grates with frame	16	EA	\$4,000.00	\$64,000.00
Imported topsoil for urn planters (12" thick)	15	CY	\$35.00	\$525.00
Plants for Urns (1-5 Gal. and 8-12" pots)	46	EA	\$70.00	\$3,220.00
Irrigation system - Trees	40	EA	\$200.00	\$8,000.00
Irrigation system - Planter Urns	46	EA	\$250.00	\$11,500.00
Mainline Irrigation piping	650	LF	\$10.00	\$6,500.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,200.00	\$4,200.00
SubTotal - LANDSCAPING				\$145,945

LEVEL 3

table 3.1 (cont'd)

6 SITE FURNISHINGS

Re-install existing trash receptacles & ash urns	15	EA	\$50.00	\$750.00
New trash receptacles	2	EA	\$1,200.00	\$2,400.00
New ash urns	10	EA	\$400.00	\$4,000.00
Large planter urns	6	EA	\$1,350.00	\$8,100.00
Small planter urns	40	EA	\$750.00	\$30,000.00
Re-install existing benches	10	EA	\$500.00	\$5,000.00
New benches	12	EA	\$2,200.00	\$26,400.00
New consolidated newstands	4	EA	\$5,000.00	\$20,000.00
SubTotal - SITE FURNISHINGS				\$96,650

7 NEW FOUNTAIN

Concrete shell, tile work, & decorative central feature	50	SF	\$250.00	\$12,500.00
Mechanical & electrical for fountain, allow	1	LS	\$10,000.00	\$10,000.00
Sewer line connection, allow	1	LS	\$3,000.00	\$3,000.00
SubTotal - FOUNTAIN				\$25,500

Subtotal SIDEWALKS construction cost	\$971,805
Contingencies (40%)	\$388,722
Subtotal SIDEWALKS project cost	\$1,360,527
Soft Costs (25%)	\$340,132

TOTAL CONSTRUCTION COST SIDEWALKS \$1,700,659

B PARKING STALLS

1 DEMOLITION

Removal of AC paving	5000	SF	\$3.25	\$16,250.00
SubTotal - DEMOLITION				\$16,250

2 PAVING

Interlocking pavers including subgrade and base rock & edge concrete bands	4,800	SF	\$22.00	\$105,600.00
SubTotal - PAVING				\$105,600

Subtotal PARKING STALLS construction cost	\$121,850
Contingencies (40%)	\$48,740
Subtotal PARKING STALLS project cost	\$170,590
Soft Costs (25%)	\$42,648

TOTAL CONSTRUCTION COST PARKING STALLS \$213,238

LEVEL 3

table 3.1 (cont'd)

C TRAVEL LANE

1 DEMOLITION					
Remove AC paving	12700	SF	\$3.25	\$41,275.00	
				SubTotal - DEMOLITION	\$41,275
2 PAVING					
a Murphy Avenue Streetscape					
Interlocking pavers including subgrade and base rock	12,700	SF	\$20.00	\$254,000.00	
				SubTotal - Murphy Avenue Streetscape	\$254,000
b Central Plaza					
Raise street grade at central plaza w/ baserock	4500	SF	\$6.50	\$29,250.00	
Modify street drainage to accommodate raised plaza	1	LS	\$10,000.00	\$10,000.00	
Concrete grade-transition apron	1	LS	\$12,000.00	\$12,000.00	
Construction Staking	1	LS	\$1,200.00	\$1,200.00	
				SubTotal - Central Plaza	\$52,450
				SubTotal - PAVING	\$306,450
				Subtotal TRAVEL LANE construction cost	\$347,725
				Contingencies (40%)	\$139,090
				Subtotal TRAVEL LANE project cost	\$486,815
				Soft Costs (25%)	\$121,704

TOTAL CONSTRUCTION COST TRAVEL LANE \$608,519

LEVEL 3
table 3.2

II BREEZEWAYS

A ROOFING

I DEMOLITION

Demolition of breezeway roofs	2200	SF	\$45.00	\$99,000.00	
Remove existing breezeway entrance structures	2	EA	\$3,000.00	\$6,000.00	
	SubTotal - DEMOLITION				\$105,000

2 GENERAL SITE IMPROVEMENTS / CONSTRUCTION

a Electrical - (Includes footings & conduit)					
Allowance for miscl. Electrical	1	LS	\$6,000.00	\$6,000.00	
	SubTotal - Electrical Construction				\$6,000
b Fabrication and Installation of breezeway trellis	400	SF	\$300.00	\$120,000.00	
	SubTotal - Breezeway Trellis				\$120,000
c Frame, flash, patch roof, paint each breezeway	550	LF	\$120.00	\$66,000.00	
	SubTotal - Breezeways				\$66,000
	SubTotal - SITE IMPROVEMENTS/CONSTRUCTION				\$192,000

Subtotal BREEZEWAY ROOFING construction cost	\$297,000
Contingencies (40%)	\$118,800
Subtotal BREEZEWAY ROOFING project cost	\$415,800
Soft Costs (25%)	\$103,950

TOTAL CONSTRUCTION COST BREEZEWAY ROOFING \$519,750

B PAVING

I DEMOLITION

Remove concrete sidewalk	1,500	SF	\$3.50	\$5,250.00	
Remove Brick paving	800	SF	\$4.00	\$3,200.00	
	SubTotal - DEMOLITION				\$8,450

2 PAVING

Interlocking pavers including subgrade & base rock	2,300	SF	\$20.00	\$46,000.00	
	SubTotal - PAVING				\$46,000

Subtotal BREEZEWAY PAVING construction cost	\$54,450
Contingencies (40%)	\$21,780
Subtotal BREEZEWAY PAVING project cost	\$76,230
Soft Costs (25%)	\$19,058

TOTAL CONSTRUCTION COST BREEZEWAY PAVING \$95,288

LEVEL 3
table 3.3

III INTERSECTIONS

I DEMOLITION				
Remove AC paving	16000	SF	\$3.25	\$52,000.00
Remove Brick paving	1000	SF	\$4.00	\$4,000.00
Remove CB drain grates	2	EA	\$10.00	\$20.00
Remove curb & gutter	250	LF	\$5.00	\$1,250.00
			SubTotal - DEMOLITION	\$57,270
2 DRAINAGE				
Modify drains and grates along Murphy Avenue	2	EA	\$800.00	\$1,600.00
			SubTotal - DRAINAGE	\$1,600
3 PAVING				
Interlocking pavers including subgrade & base rock & edge concrete bands	17,000	SF	\$22.00	\$374,000.00
New curb and gutter	300	LF	\$35.00	\$10,500.00
			SubTotal - PAVING	\$384,500
4 ELECTRICAL				
Allowance for miscl. street electrical	1	LS	\$5,000.00	\$5,000.00
			SubTotal - ELECTRICAL	\$5,000
5 GATEWAYS (4 total)				
Steel columns with stone details	8	EA	\$41,250.00	\$330,000.00
Metal archway including sign	4	LS	\$67,500.00	\$270,000.00
Allowance for dome lights on posts	1	LS	\$5,000.00	\$5,000.00
Allowance for arch sign uplighting	1	LS	\$5,000.00	\$5,000.00
			SubTotal - GATEWAYS	\$610,000
			Subtotal INTERSECTIONS construction cost	\$1,058,370
			Contingencies (40%)	\$423,348
			Subtotal INTERSECTIONS project cost	\$1,481,718
			Soft Costs (25%)	\$370,430

TOTAL CONSTRUCTION COST INTERSECTIONS \$1,852,148

LEVEL 3
table 3.4

IV WEST PARKING LOT

A PROMENADE

1 DEMOLITION

Remove concrete sidewalk along east edge of pkg. lot	8,500	SF	\$3.50	\$29,750.00
Remove AC paving	7200	SF	\$3.25	\$23,400.00
Remove curb & gutter	1200	LF	\$5.00	\$6,000.00
			SubTotal - DEMOLITION	\$59,150

2 PAVING

Interlocking pavers including subgrade and base rock	16,500	SF	\$20.00	\$330,000.00
Detectable Warning interlocking pavers	50	SF	\$20.00	\$1,000.00
New curb and gutter	1,200	LF	\$35.00	\$42,000.00
Construction Staking	1	LS	\$1,000.00	\$1,000.00
			SubTotal - PAVING	\$374,000

3 ELECTRICAL

Purchase & install historic light fixtures	18	EA	\$5,000.00	\$90,000.00
			SubTotal - ELECTRICAL	\$90,000

4 LANDSCAPING

24" box trees along promenade	19	EA	\$425.00	\$8,075.00
New tree grates	19	EA	\$1,800.00	\$34,200.00
Imported topsoil for urn planters (12" thick)	5	CY	\$35.00	\$175.00
Plants for Urns (1-5 Gal. and 8-12" pots)	9	EA	\$70.00	\$630.00
Irrigation system - Trees	19	EA	\$200.00	\$3,800.00
Irrigation system - Planter Urns	9	EA	\$250.00	\$2,250.00
Washington St. Alley, planter, trellis, vines & irrigation	115	LF	\$125.00	\$14,375.00
Mainline Irrigation piping	500	LF	\$10.00	\$5,000.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,500.00	\$4,500.00
			SubTotal - LANDSCAPING	\$73,005

5 SITE FURNISHINGS

Re-install existing trash receptacles & ash urns	1	EA	\$50.00	\$50.00
Purchase and install new trash recptacles	6	EA	\$1,200.00	\$7,200.00
Purchase and install new ash urns	2	EA	\$400.00	\$800.00
Small planter urns	9	EA	\$750.00	\$6,750.00
Purchase and install new benches	8	EA	\$2,200.00	\$17,600.00
			SubTotal - SITE FURNISHINGS	\$32,400

Subtotal PROMENADE construction cost	\$628,555
Contingencies (40%)	\$251,422
Subtotal PROMENADE project cost	\$879,977
Soft Costs (25%)	\$219,994

TOTAL CONSTRUCTION COST PROMENADE \$1,099,971

LEVEL 3
table 3.4 (cont'd)

B PARKING AREA

1 DEMOLITION

Remove magnolia trees	12	EA	\$700.00	\$8,400.00
Remove AC paving	4700	SF	\$3.25	\$15,275.00
Remove stamped concrete paving medians	5200	SF	\$3.50	\$18,200.00
Remove pkg. lottrash enclosures	2	EA	\$3,000.00	\$6,000.00
Remove curb & gutter	1500	LF	\$5.00	\$7,500.00
SubTotal - DEMOLITION				\$55,375

2 DRAINAGE

Modify drains and grates in parking lot	2	EA	\$800.00	\$1,600.00
SubTotal - DRAINAGE				\$1,600

3 PAVING

Interlocking pavers including subgrade and base rock	5,000	SF	\$20.00	\$100,000.00
Detectable Warning interlocking pavers	300	SF	\$20.00	\$6,000.00
New curb and gutter	1,750	LF	\$35.00	\$61,250.00
Patch and seal parking lot	3250	SF	\$6.00	\$19,500.00
Parking stall striping	143	EA	\$20.00	\$2,860.00
Signage, painting ADA stalls	6	EA	\$1,000.00	\$6,000.00
Directional parking lot arrows	4	EA	\$25.00	\$100.00
Construction Staking	1	LS	\$1,000.00	\$1,000.00
SubTotal - PAVING				\$196,710

4 ELECTRICAL

New Cobra head fixtures	3	EA	\$5,600.00	\$16,800.00
SubTotal - ELECTRICAL				\$16,800

5 LANDSCAPING

24" box trees in parking lot	22	EA	\$425.00	\$9,350.00
New tree grates	22	EA	\$1,800.00	\$39,600.00
Imported topsoil (12" thick)	5	CY	\$35.00	\$175.00
Irrigation system - Trees	22	EA	\$200.00	\$4,400.00
Concrete tree wells (incl. curb,tree, irrig, mulch)	18	EA	\$2,400.00	\$43,200.00
Mainline Irrigation piping	500	LF	\$10.00	\$5,000.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,500.00	\$4,500.00
SubTotal - LANDSCAPING				\$106,225

6 TRASH ENCLOSURES

New trash enclosures	2	EA	\$21,000.00	\$42,000.00
SubTotal - TRASH ENCLOSURES				\$42,000

Subtotal PARKING AREA construction cost	\$418,710
Contingencies (40%)	\$167,484
Subtotal PARKING AREA project cost	\$586,194
Soft Costs (25%)	\$146,549

TOTAL CONSTRUCTION COST PARKING AREA \$732,743

LEVEL 3

table 3.4 (cont'd)

C EDGE TREATMENTS

1 DEMOLITION

Remove AC paving	500	SF	\$3.25	\$1,625.00	
Remove curb & gutter	250	LF	\$5.00	\$1,250.00	
			SubTotal - DEMOLITION		\$2,875

2 PAVING

Detectable Warning interlocking pavers	250	SF	\$20.00	\$5,000.00	
			SubTotal - PAVING		\$5,000

3 ELECTRICAL

New historic light fixtures	12	EA	\$5,000.00	\$60,000.00	
			SubTotal - ELECTRICAL		\$60,000

4 PERIMETER WALLS

Precast concrete walls with metal filigree	125	LF	\$500.00	\$62,500.00	
Metal filigree attached to proposed Frances Avenue walls (VTA Project)	200	LF	\$100.00	\$20,000.00	
			SubTotal - PERIMETER WALLS		\$82,500

5 GATEWAY PARKING SIGNS (3 total)

Fabricate & install pkg. lot gateway signs	3	EA	\$60,000.00	\$180,000.00	
			SubTotal - GATEWAY PARKING SIGNS		\$180,000

Subtotal EDGE TREATMENTS construction cost	\$330,375
Contingencies (40%)	\$132,150
Subtotal EDGE TREATMENTS project cost	\$462,525
Soft Costs (25%)	\$115,631

TOTAL CONSTRUCTION COST EDGE TREATMENTS **\$578,156**

LEVEL 3
table 3.5

V EAST PARKING LOT

A PROMENADE

1 DEMOLITION

Remove concrete sidewalk	15,800	SF	\$3.50	\$55,300.00
Remove AC paving	8000	SF	\$3.25	\$26,000.00
Remove curb & gutter	1400	LF	\$5.00	\$7,000.00
Remove CB drain grates	1	EA	\$15.00	\$15.00
SubTotal - DEMOLITION				\$88,315

2 DRAINAGE

Modify drains and grates	2	EA	\$800.00	\$1,600.00
SubTotal - DRAINAGE				\$1,600

3 PAVING

Interlocking pavers incl. subgrade & base rock	22,800	SF	\$20.00	\$456,000.00
New curb and gutter	1,400	LF	\$35.00	\$49,000.00
Construction Staking	1	LS	\$1,000.00	\$1,000.00
SubTotal - PAVING				\$506,000

4 ELECTRICAL

New historic light fixtures	16	EA	\$5,000.00	\$80,000.00
New Cobra head fixtures	1	EA	\$5,600.00	\$5,600.00
SubTotal - ELECTRICAL				\$85,600

5 LANDSCAPING

24" box trees along promenade	30	EA	\$425.00	\$12,750.00
New tree grates	30	EA	\$1,800.00	\$54,000.00
Imported topsoil for urn planters (12" thick)	2.5	CY	\$35.00	\$87.50
Plants for Urns (1-5 Gal. and 8-12" pots)	6	EA	\$70.00	\$420.00
Irrigation system - Trees	30	EA	\$200.00	\$6,000.00
Irrigation system - Planter Urns	6	EA	\$250.00	\$1,500.00
Mainline Irrigation piping	500	LF	\$10.00	\$5,000.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,500.00	\$4,500.00
SubTotal - LANDSCAPING				\$84,258

6 SITE FURNISHINGS

Re-install existing trash receptacles & ash urns	1	EA	\$50.00	\$50.00
New trash receptacles	6	EA	\$1,200.00	\$7,200.00
New ash urns	2	EA	\$400.00	\$800.00
Small planter urns	6	EA	\$750.00	\$4,500.00
New benches	9	EA	\$2,200.00	\$19,800.00
SubTotal - SITE FURNISHINGS				\$32,350

Subtotal PROMENADE construction cost	\$798,123
Contingencies (40%)	\$319,249
Subtotal PROMENADE project cost	\$1,117,372
Soft Costs (25%)	\$279,343

TOTAL CONSTRUCTION COST PROMENADE \$1,396,714

LEVEL 3
table 3.5 (cont'd)

B PARKING AREA

1 DEMOLITION

Remove magnolia trees	5	EA	\$700.00	\$3,500.00
Remove AC paving	40000	SF	\$3.25	\$130,000.00
Remove curb & gutter	600	LF	\$5.00	\$3,000.00
Remove stamped concrete paving medians	3500	SF	\$3.50	\$12,250.00
Remove CB drain grates	2	EA	\$15.00	\$30.00
Remove pkg. lot trash enclosures	1	EA	\$3,000.00	\$3,000.00
SubTotal - DEMOLITION				\$151,780

2 DRAINAGE

New Catch Basin in parking lot	1	EA	\$4,000.00	\$4,000.00
Modify drains and grates in parking lot	3	EA	\$800.00	\$2,400.00
SubTotal - DRAINAGE				\$6,400

3 PAVING

Detectable Warning interlocking pavers	100	SF	\$20.00	\$2,000.00
New curb and gutter	1,400	LF	\$35.00	\$49,000.00
Repave Parking Lot	40000	SF	\$4.75	\$190,000.00
Parking stall striping	109	EA	\$20.00	\$2,180.00
Signage & painting ADA stalls	6	EA	\$1,000.00	\$6,000.00
Directional parking lot arrows	4	EA	\$25.00	\$100.00
SubTotal - PAVING				\$249,280

4 ELECTRICAL

Purchase & install Cobra head fixtures	3	EA	\$5,600.00	\$16,800.00
SubTotal - ELECTRICAL				\$16,800

5 TRASH ENCLOSURES

New trash enclosures	1	EA	\$21,000.00	\$21,000.00
SubTotal - TRASH ENCLOSURES				\$21,000

6 LANDSCAPING

24" box trees in parking lot	12	EA	\$425.00	\$5,100.00
New tree grates	12	EA	\$1,800.00	\$21,600.00
Imported topsoil (12" thick)	2.5	CY	\$35.00	\$87.50
Irrigation system - Trees	12	EA	\$200.00	\$2,400.00
Concrete tree wells (incl. curb, tree, irrig, mulch)	11	EA	\$2,400.00	\$26,400.00
Mainline Irrigation piping	500	LF	\$10.00	\$5,000.00
120-day maintenance period (assumes no overlap in phases)	1	LS	\$4,500.00	\$4,500.00
SubTotal - LANDSCAPING				\$65,088

Subtotal PARKING AREA construction cost	\$510,348
Contingencies (40%)	\$204,139
Subtotal PARKING AREA project cost	\$714,487
Soft Costs (25%)	\$178,622

TOTAL CONSTRUCTION COST PARKING AREA \$893,108

